

1. **Application to alter the property at 467 Besserer Street, a property located in the Daly Avenue Heritage Conservation District, designated under Part V of the *Ontario Heritage Act***

Demande de modification du 467, rue Besserer, une propriété située dans le district de conservation du patrimoine de l'avenue Daly et désignée en vertu de la partie V de *la Loi sur le patrimoine de l'Ontario*

Sub-Committee Recommendations

That Council:

1. **Approve the application to alter the building at 467 Besserer Street according to plans submitted by Open Concept Home Design, dated January 3, 2019 and submitted April 23, 2019;**
2. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
3. **Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on July 22, 2019.)

(Note: Approval to alter this property under the Ontario Heritage Act must not be construed to meet the requirements for the issuance of a building permit.)

Recommandations du Sous-comité

Que le Conseil :

1. **approuve la demande de modification du bâtiment situé au 467, rue Besserer, conformément aux plans présentés par Open Concept Home Design et datés du 3 janvier 2019 et soumis le 23 avril 2019;**

2. **délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception;**
3. **approuve la délivrance du permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.**

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la Loi sur le patrimoine de l'Ontario, prendra fin le 22 juillet 2019.)

(Nota : L'approbation de la demande de modification aux termes de la Loi sur le patrimoine de l'Ontario ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated May 22, 2019 (ACS2019-PIE-RHU-0009)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 22 mai 2019 (ACS2019-PIE-RHU-0009)
2. Extract of Minutes, Built Heritage Sub-Committee June 3, 2019.

Extrait du procès-verbal, Sous-comité du patrimoine bâti, le 3 juin 2019.

Report to
Rapport au:

Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
June 3, 2019 / 3 juin 2019

and Council / et au Conseil
June 26, 2019 / 26 juin 2019

Submitted on May 22, 2019
Soumis le 22 avril 2019

Submitted by

Soumis par:

Court Curry,

Manager / Gestionnaire,

Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain

Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique

Contact Person

Personne ressource:

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d'Examen des projets d'aménagement, Heritage Services Section / Section des
Services du Patrimoine

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SUBJECT: Application to alter the property at 467 Besserer Street, a property located in the Daly Avenue Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*

OBJET: Demande de modification du 467, rue Besserer, une propriété située dans le district de conservation du patrimoine de l'avenue Daly et désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to alter the building at 467 Besserer Street according to plans submitted by Open Concept Home Design, dated January 3, 2019 and submitted April 23, 2019;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;
3. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on July 22, 2019.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Conseil :

1. d'approuver la demande de modification du bâtiment situé au 467, rue Besserer, conformément aux plans présentés par Open Concept Home Design et datés du 3 janvier 2019 et soumis le 23 avril 2019;
2. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception;

3. d'approuver la délivrance du permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 22 juillet 2019.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

BACKGROUND

The building at 467 Besserer Street is a two storey, brick building with a high basement and a flat roof. The property is located on the north side of Besserer Street between Augusta Street and Cobourg Street (Document 1 and 2). This section of Besserer Street is an intact 19th century streetscape that includes a mix of single family houses, and low rise, red brick apartment buildings. Constructed c. 1960, the building at 467 Besserer Street is identified as a Category 4 building in the Daly Avenue Heritage Conservation District (HCD) (see Document 3).

The Daly Avenue HCD was designated in 1982. Its cultural heritage value lies in its place in the development of Sandy Hill in the 19th and 20th centuries. It is significant for its association with the early development of Ottawa as the national capital, its rich architectural character and for its many prominent citizens. For the full description of the HCD's Cultural Heritage Value, please see the Document 3.

The proposal is to add a third storey addition to the building (see Documents 4, 5 and 6). Site Plan Control approval and minor variances are also required. This report has been prepared because applications to alter designated properties require the approval of City Council prior to the issuance of a heritage permit.

DISCUSSION

Project Description

The building at 467 Besserer Street is a three-unit, two storey, flat roofed apartment building with a high basement. It is a Category 4 building in the Daly Avenue HCD, which means it does not contribute to the cultural heritage value of the district. The proposal is to add a third storey addition to the building to accommodate an additional

unit. The addition will be clad in a horizontal composite wood siding and recessed approximately .13m around the full perimeter and .30m along the eastern portion of the front façade. The proposal includes restoration of the existing wood windows on the building, repair of the existing stucco, and painting of sections of the building. There are no proposed landscaping changes. .

Recommendation 1:

The following applicable heritage policies and guidelines were used to assess the application:

Daly Avenue HCD Plan

The Daly Avenue HCD Plan was approved by Council in 2015 and has the following guidelines related to Category 4 buildings:

4.5.2 Alterations and Additions

1. Alterations and additions to non-contributing buildings should contribute to and not detract from the heritage character of the District.
2. Alterations and additions to non-contributing buildings should be of their own time and not attempt to recreate a historical architectural style.
3. Alterations and additions to non-contributing buildings should be designed to be compatible with the contributing buildings of the District and in particular the streetscape, in terms of scale, massing height, setback, entry level, materials and windows.
4. If the roof profile of a Category 4 building is altered the new profile should be designed so that the apparent height of the building is compatible with that of its neighbours.

The addition is compatible with the existing building and features a simple composition that ties into the original building and reflects its fenestration pattern. The addition will be clad in composite wood siding to complement the brick cladding. The flat roof profile of the building will remain. The proposal also includes restoration work to the existing building, including restoring the windows and stucco and painting.

The building is recessed approximately .13 m around the full perimeter and the eastern portion of the front façade has been recessed an additional .30 m. This recession provides a subtle distinction between the existing building and the addition. There are no proposed changes to the existing setback or entry level.

The proposed addition will increase the height of the building. A streetscape elevation (Document 7) illustrates that the height of the addition will result in a building that is taller than the immediately adjacent neighbours, but that is compatible with the range of heights found in the Besserer streetscape. Notably, the form of the building is also compatible with other nearby, low-rise, brick, flat roofed buildings on Besserer Street including 455 Besserer Street, 433 Besserer Street, and 454 Besserer Street (see Document 8). As a result of its height, massing and materials, the proposed addition to the building at 467 Besserer Street meets the Daly Avenue HCD Guidelines.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements.

Standard 11: Conserve the heritage value and character-defining-elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The building at 467 Besserer Street is a Category 4 building, which does not contribute to the cultural heritage value of the HCD, however, it is located in the Daly Avenue HCD. The height, massing and overall design of the proposed addition is compatible with the existing building and streetscape and will not have a negative impact on the Daly Avenue HCD.

Cultural Heritage Impact Statement

A Cultural Heritage Impact Statement was not required as part of this application as Heritage staff determined that the application would not adversely affect the Heritage Conservation District.

Conclusion

Staff recommend approval of the application to alter the building at 467 Besserer Street as it meets the applicable heritage guidelines and policies including the Daly Avenue HCD Plan and the Parks Canada Standards and Guidelines.

Recommendation 2:

Minor design changes to a building may emerge during the working drawing phase of the project and through the site plan process. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure and Economic Development to undertake these changes.

Recommendation 3:

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that projects are completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa was notified of the application on May 2, 2019.

Action Sandy Hill was notified of the application on May 2, 2019

The plans were posted on the City's DevApps website on May 2, 2019.

Neighbours within 30m of the subject property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

Pursuant to the *Ontario Heritage Act*, Council may grant the permit applied for, refuse the permit, or grant the permit with conditions within 90 days of receipt of an application to alter a property designated under Part V. If Council fails to do any of the above within the 90 days, the application is deemed to be approved. If Council refuses the permit, or grants the permit subject to conditions, the owner of the property may appeal the decision to the Local Planning Appeal Tribunal.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations of this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- HC4: Supports Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90 day statutory requirement under the *Ontario Heritage Act*.

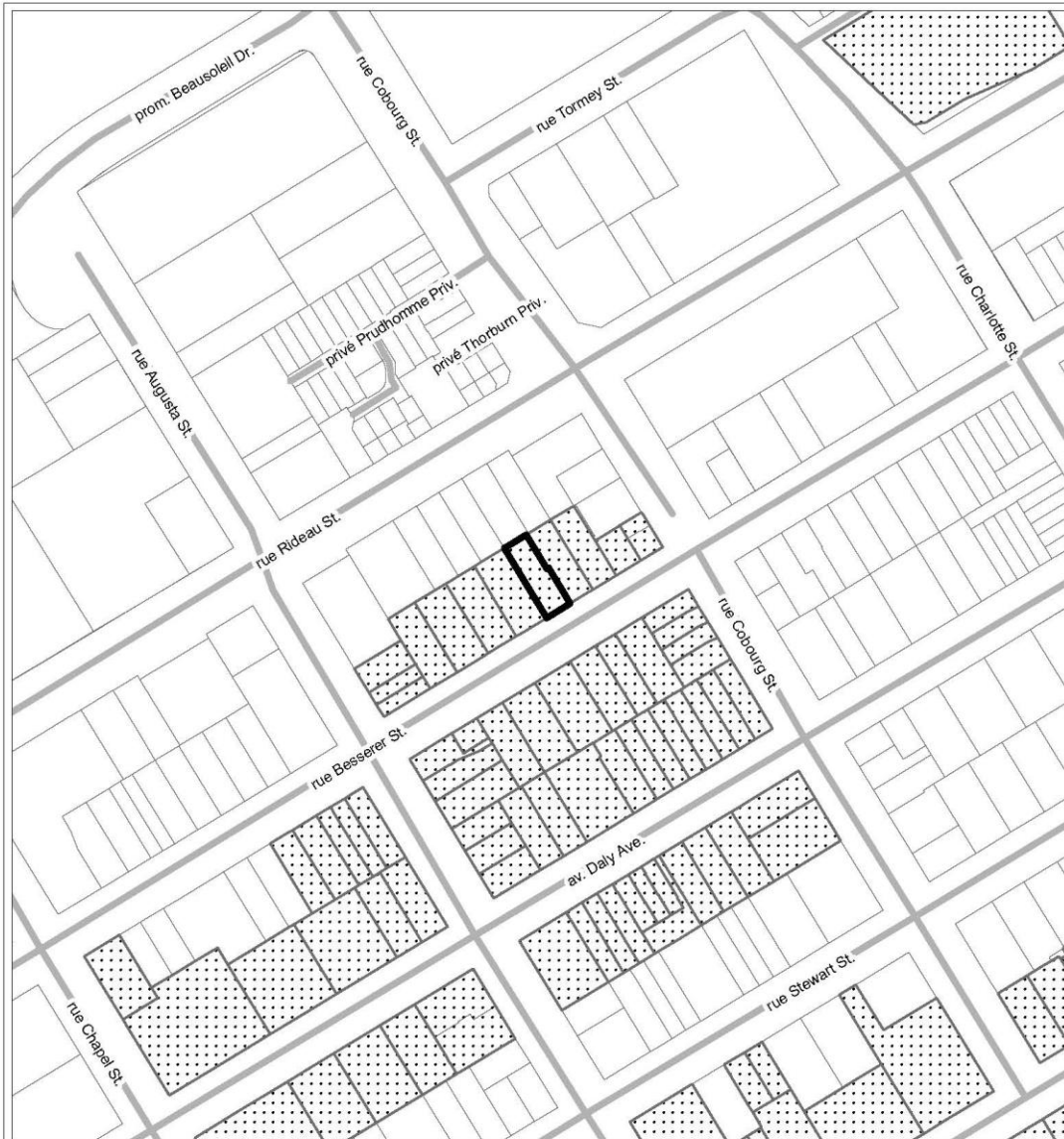
SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Current Conditions
- Document 3 Statement of Cultural Heritage Value
- Document 4 Site Plan
- Document 5 Elevations
- Document 6 Renderings
- Document 7 Streetscape Elevation
- Document 8 Building Examples

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-BESS467	19-0480-B	 467 rue Besserer Ave.	
I:\COV2019\HeritageBesserer_467			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2019 / 5 / 1		 NOT TO SCALE	

Document 2 – Current Conditions

Existing Building



View looking west on Besserer Street



View looking east on Besserer Street



Document 3 – Statement of Cultural Heritage Value

Description of Place

The Daly Avenue Heritage Conservation District (HCD), is a residential area within the Sandy Hill neighbourhood, designated for its cultural heritage value under Part V of the *Ontario Heritage Act* by the former City of Ottawa through By-laws 308-82 and amended by By-laws 261-83 and 263-86. The boundaries of the district are irregular, but generally run along Daly Avenue to the north and south from King Edward Avenue east to Cobourg Street. Small sections of Friel Street, Augusta Street and Besserer Street are also included.

Cultural Heritage Value

The cultural heritage value of the Daly Avenue Heritage Conservation District lies in its place in the development of Sandy Hill in the 19th and 20th centuries. It is significant for its association with the early development of Ottawa as the national capital, its rich architectural character and for its many prominent citizens.

The Daly Avenue HCD was originally part of the lands granted by Colonel John By to Lieutenant René-Leonard Besserer in 1828. Besserer died suddenly after the land grant and his brother, Louis Besserer, a veteran of the War of 1812 and a businessman in Québec City inherited the estate. Besserer relocated to Ottawa in the 1830s to develop the lands, and his constructed his house at 149 Daly Avenue in 1844.

Besserer's land was first subdivided beginning in 1834 by Besserer's agent, William Stewart, who laid out the street plan for the estate. Development was slow until Ottawa was named the capital of Canada in 1857. The influx of politicians and civil servants after the completion of the Parliament Buildings in 1865 triggered the transformation of Sandy Hill from a sparsely populated neighbourhood at the edge of the city to a sought-after upper-middle class residential neighbourhood. Some of the most significant early residents of the Daly Avenue HCD include Sir Sandford Fleming, Louis Besserer and Confederation poet Archibald Lampman.

The Daly Avenue HCD is an excellent example of a late 19th century residential neighbourhood. Identifying features include its historic street pattern, consistent house to lot ratios, generous front yard setbacks and tree-lined streets. The architectural character of the Daly Avenue HCD includes grand houses such as Besserer House and

Winterholme, smaller Victorian houses, large semi-detached houses and elaborate terraces such as Philomene Terrace. The HCD features a mix of architectural styles including Queen Anne Revival, Second Empire, Edwardian Classicism and Tudor Revival, all popular styles during the period of development from the 1870s until the 1920s.

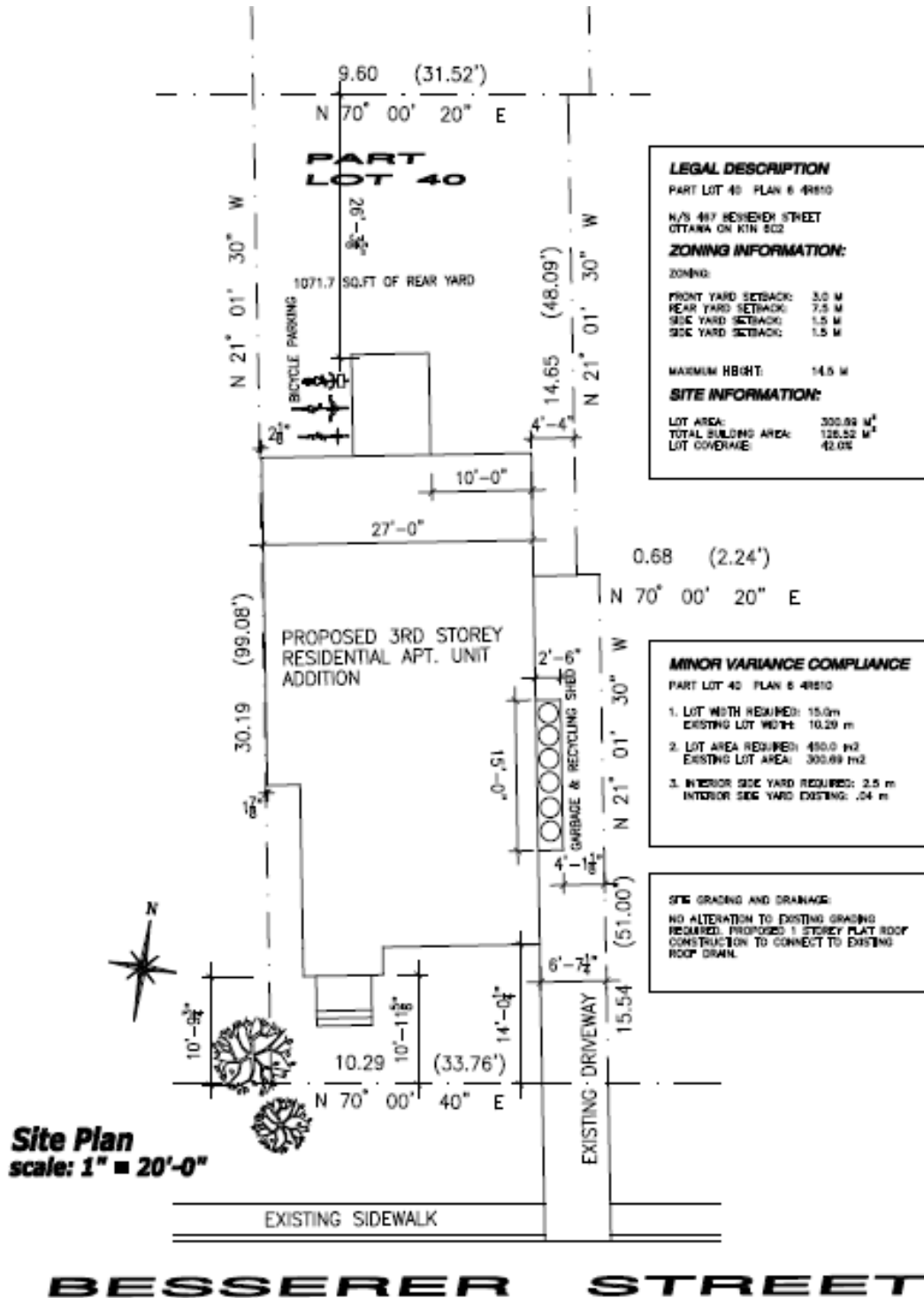
Description of Heritage Attributes

The following heritage attributes embody the heritage value of the Daly Avenue Heritage Conservation District as an example of the early residential development of Sandy Hill:

- Eclectic mix of architectural styles including Queen Anne Revival, Italianate, Gothic Revival, and Edwardian Classicism;
- Mix of house types including large single detached houses, modest row houses and elaborate terraces;
- Predominantly two to three storey building height;
- Consistent use of building materials including red and buff brick, limestone and wood;
- Large covered, open front porches including many two storey porches;
- Generous front lawns with shrubs and trees and some low front yard fences;
- Consistent side yard setbacks providing space between buildings;
- Historic street layout and lot pattern;
- Mature deciduous street trees and boulevard between curb and street;
- Besserer House, 149 Daly Avenue, located at the corner of King Edward and Daly Avenues;
- Elaborate row houses and terraces including Philomene Terrace, 363-383 Daly Avenue and McFarlane Terrace, 199-205 Daly Avenue; and

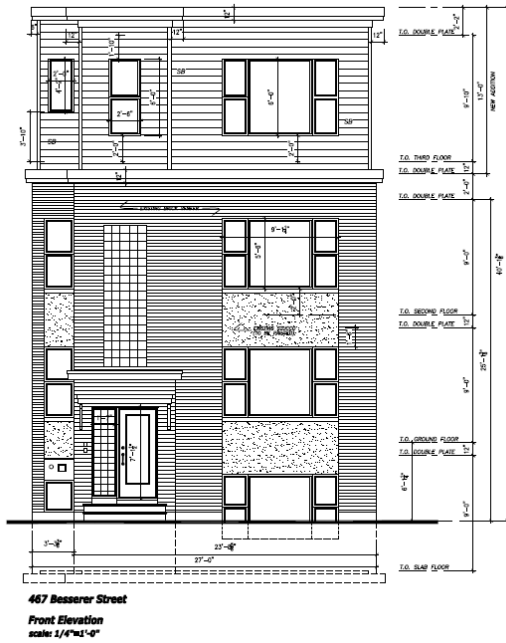
- Large, upper class residences including Patterson House, 339 Daly Avenue, Winterholme 309-311 Daly Avenue and 229 Chapel Street.

Document 4 Site Plan

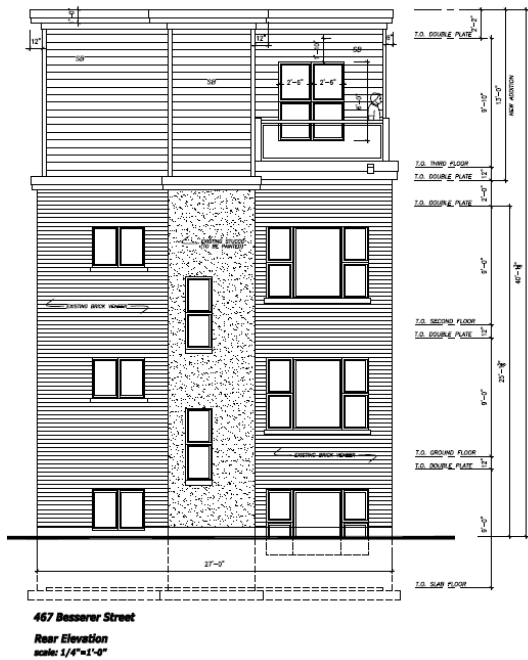


Document 5 – Elevations

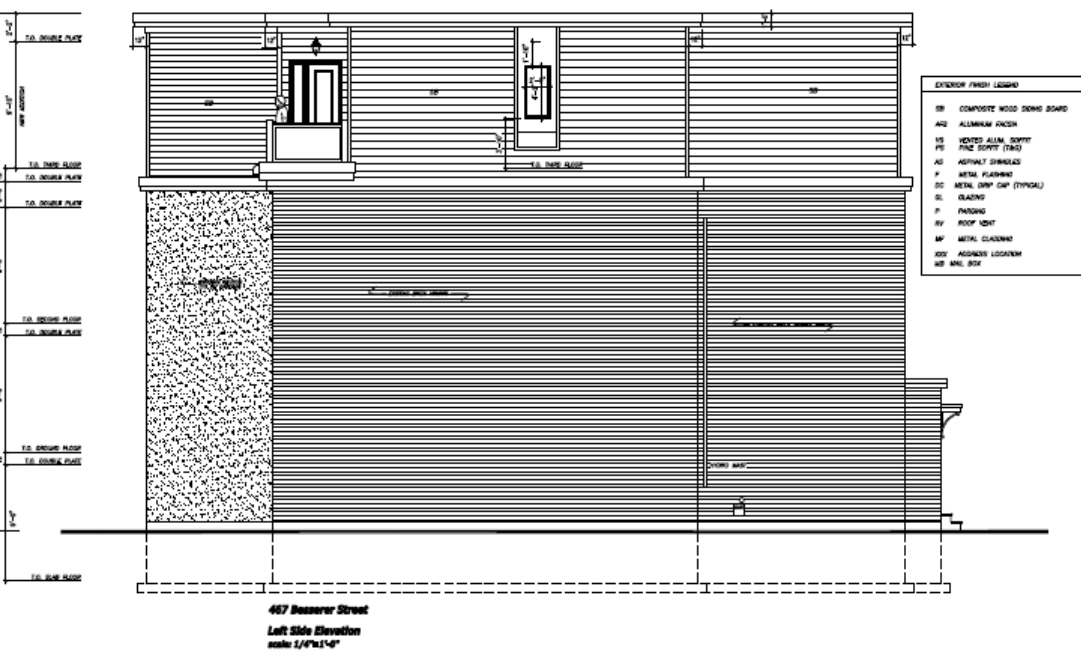
South Elevation



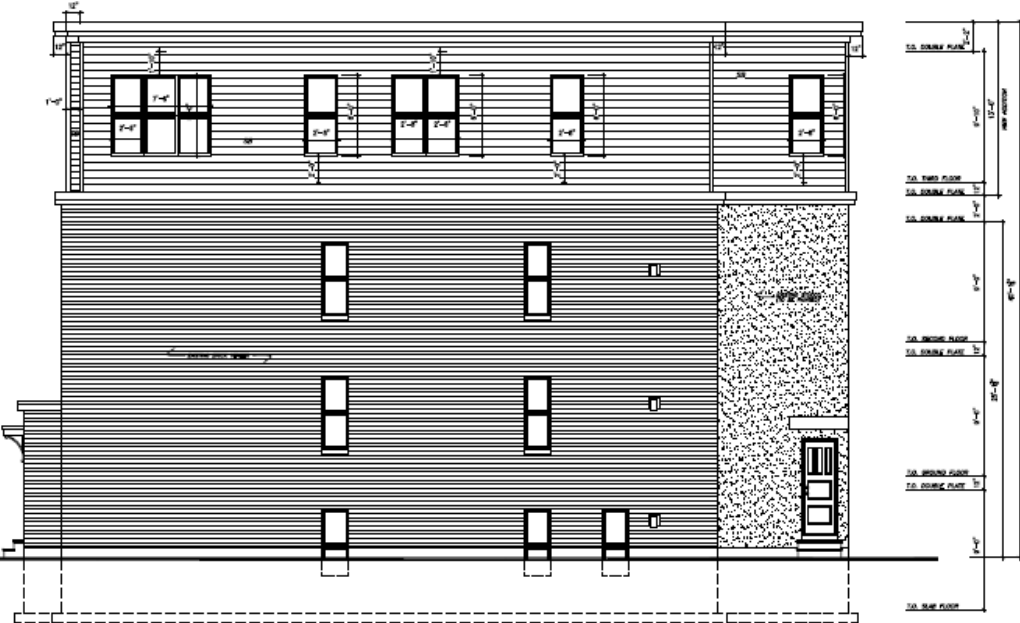
North Elevation



West Elevation



East Elevation

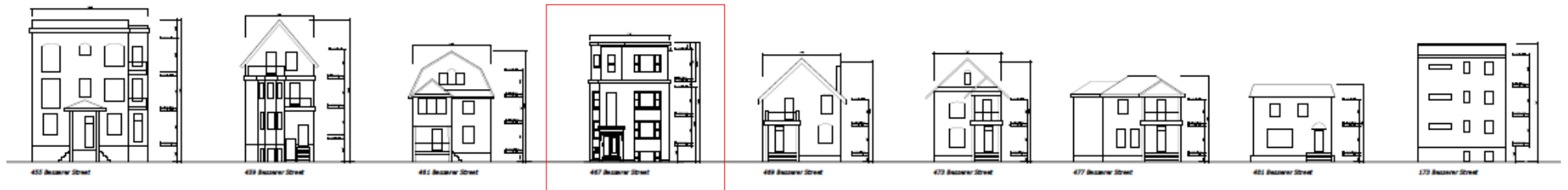


467 Beaver Street
Right Side Elevation
scale 1/4"=1'-0"

Document 6 – Renderings



Document 7 – Streetscape Elevation – illustrative purposes only



Document 8 – Building Examples

Examples of nearby three-storey, flat roofed, red brick buildings in the Besserer Streetscape

454 Besserer



433 Besserer



455 Besserer

